

TRUSTEES SALE

of valuable, improved commercial and residential real estate located in the Lewistown Election District, Frederick County, Maryland, and being known and designated as 6726 Mountindale Road and 10405 Larvadale Court, Frederick, Maryland.

By virtue of the power and authority contained in a Deed of Trust from Walter E. Sines and Patricia E. Sines, husband and wife, dated March 6, 1984, and recorded among the Land Records of Frederick County, Maryland, in Liber 1229, folio 812, the undersigned Substitute Trustee will offer for sale at the Court House under the clock tower (Potick & Court Streets) in Frederick, Maryland on:

AUGUST 5, 1987

10:00 A.M.

the following described land together with the improvements thereon, to wit:

All those pieces or parcels of land situate, lying and being in the Lewistown Election District, Frederick County, Maryland, and more particularly described as follows:

PARCEL 1: BEGINNING at a 6 inch post located on the Western margin of Powell Road, formerly known as Bowers Road, said point of beginning being also the beginning point of a tract of land described and conveyed in a deed from Ralph J. Cline, et al, unto Stephen Boswell, Jr., dated July 21, 1947, and recorded in Liber 464, folio 179, one of the Land Records of Frederick County, Maryland, and running thence with the western margin of Powell Road, South 06 degrees 04' East 257.00 feet to a P.K. nail set at the point of intersection of the western margin of Powell Road and the northern margin of Mountindale Road; thence along the northern margin of Mountindale Road, South 82 degrees 26' West 327.23 feet to a corner post standing at the southeast corner of a parcel of land referred to as the "Bungalow Lot" and as excepted from the whole tract of land described and conveyed in a deed from Grayson Eichelberger unto Nelson D. Ramsburg dated November 19, 1867 and recorded in Liber C.M 1, folio 211, one of the aforesaid Land Records; thence by and with the eastern boundary of said parcel, North 00 degrees 54' East 281.85 feet to an iron pin, said pin intersecting the first line of the Stephen Boswell tract as hereinabove described; thence with said line reversed, North 86 degrees 43' East 293.20 feet to the point of beginning, containing 1.910 acres of land, more or less, as described on Plat of said property as prepared by J. Harry Koller, Land Surveyor, dated June 27, 1966.

BEING all and the same real estate described and conveyed in a Deed from Philip G. Hiteshew and Sandra L. Hiteshew, husband and wife, unto Walter E. Sines and Patricia E. Sines, husband and wife, dated March 6th, 1984 and recorded among the Land Records of Frederick County, Maryland in Liber 1229, folio 809.

The improvements thereon known as 6726 Mountindale Road, Frederick, Maryland, consists of a Grocery Store/Carry Out Shop-Apartment Building, Concrete Block Garage, Concrete Block Shed, Gasoline Service Island, Paved Parking Area, and Stone Paved Parking Area. The main building is a frame structure with a metal roof, hollow-core concrete block foundation and contains approximately 4,647, square feet, more or less, of floor space, currently utilized as a Grocery Store/Carry Out Shop. To the rear is a one-story hollow-core concrete wing which is currently utilized for storage. The second floor is comprised of two apartments-one apartment contains a living room, kitchen, two bedrooms and a bath. The other apartment contains a living room, kitchen and one bedroom and bath. The detached hollow-core concrete block garage contains approximately 740 square feet, more or less, of floor space on a concrete slab with car lift and air compressor.

Also included are the following fixtures:

1 Dairy Case; 1 Meat Case; 1 Frozen Food Case; 1 Cash Register; 1 Candy Case; 1 Refrigerated Storage Room for Beer; 1 (6'x10') Walk-in Meat Box; 1 Meat Slicer; 1 Ice Cream Case; 1 three Compartment Sink; 1 Two Door Freezer; 1 Four-foot Sandwich Unit; 3 French Fry Units; 1 (35") Grill; 1 (24"x48") Stainless Steel Table; 1 Two-Door Refrigerator; 1 Ice Machine; 1 Milk Shake Mixer; 1 Hot Fudge Dispenser; 1 Hand Sink; 1 Fire System; 1 (24"x36") Stainless Steel Table; 1 Heat Lamp; 1 Cone Dispenser; 3 Air Conditioners; 2 Stoves; 1 Refrigerator; and 1 Hobart Scale.

PARCEL No. 2: All that piece or parcel of land situate, lying and being in the Lewistown Election District, Frederick County, Maryland, and being known and designated as Lot 8 as shown on a plat of subdivision entitled "LARVADALE ESTATES" as recorded among the Plat Records of Frederick County, Maryland in Plat Book 5, folio 120.

BEING all and the same real estate described and conveyed in a Deed from Maurice C. Rice and Patsy A. Rice, husband and wife, unto Walter E. Sines and Patricia E. Sines, husband and wife, dated September 3, 1970 and recorded among the Land Records of Frederick County, Maryland in Liber 831, folio 143.

The improvements thereon known as 10405 Larvadale Court, Frederick, Maryland, consists of a two-story brick and frame dwelling with a split foyer, containing 1,915 square feet, more or less, of living area. On the first level there is a living room, dining room, kitchen, bath, and three bedrooms; in the finished basement area there is a family room, one bedroom, and laundry area. Oil fired hot water heat; fireplace in living room, concrete patio, private well and septic system.

TERMS OF SALE: A deposit of 10% of the purchase price will be required of the purchaser in cash or certified check payable to the Trustee at the time of sale for each parcel. The balance of the purchase price to be paid in cash at settlement which shall be within ten (10) business days after the ratification of the sale by the Circuit Court for Frederick County, unless said period is extended by the Trustee, his successors or assigns, for good cause shown. Time being of the essence. Interest at the rate of 10% per annum shall be paid on the unpaid purchase price from the date of sale to the date of settlement. All state and county real estate taxes and other public charges shall be adjusted as of the date of sale, and assumed thereafter by the purchaser. All costs of conveyancing, documentary stamps, transfer taxes, document preparation and title insurance shall be borne by the purchaser. All property is being sold subject to all recorded restrictions, covenants, and agreements. The improvements and fixtures are being sold in "as is" condition. The Trustee reserves the right to withdraw any of the herein described property from sale at any time. The Trustee reserved the right to announce additional terms and conditions on the day of sale.

HOWARD R. STEPLER, JR.

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SUBSTITUTE TRUSTEE

JAMES G. TROUT, Auctioneer

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